

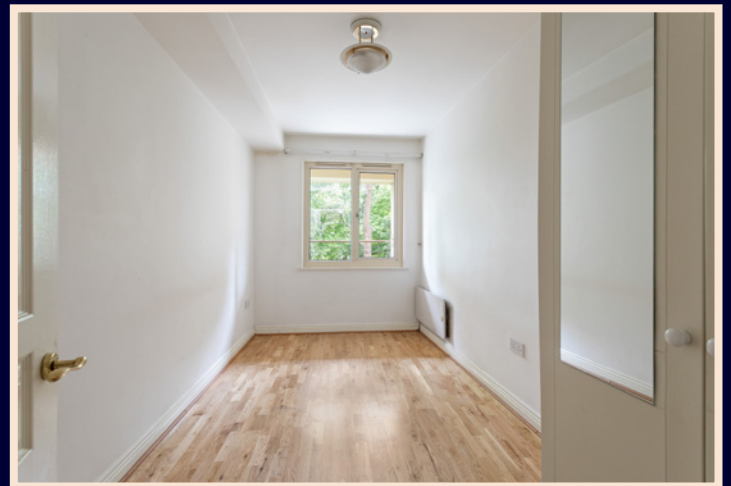


28 The Cedars, Herbert Park Lane,  
Ballsbridge, Dublin 4

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER C3**





# For Sale by Private Treaty

28 The Cedars is a delightful second floor two-bedroom apartment situated in this highly sought-after development off Anglesea Road in the heart of Dublin 4. Benefitting from bright, spacious accommodation extending to approx. 68 sq.m/732 sq.ft, this fine apartment would benefit from some upgrade and refurbishment throughout.

There is underground residents parking within the development. A location is second to none, situated in this quiet development that is much sought after due to its close proximity to all of the services and amenities in the Ballsbridge and greater Dublin 4 area. With Ballsbridge and Sandymount villages both within easy reach of the apartment and offering a range of shops, cafes and restaurants, there is a plethora of choice. The RDS is a stone's throw from the apartment and the Aviva Stadium is also nearby. There are ample public transport options including the Dart and the QBC on the Stillorgan Dual Carriageway.

Viewing is essential and highly recommended.



## SPECIAL FEATURES

- » Electric heating
- » 2 bedroom 2nd floor apartment
- » Approx. 68 sq.m/732 sq.ft
- » Sought after development
- » Bright & Spacious Apartment
- » One designated parking space
- » West facing aspect
- » Overlooking Herbert Park
- » Leisurely stroll to the City Centre







## ACCOMMODATION

### ENTRANCE HALLWAY

2.72m (8.92ft) x 3.06m (10.04ft)

With tiled floor, ceiling cornicing and hot press.

### KITCHEN

2.16m (7.09ft) x 2.71m (8.89ft)

With range of fitted wall and base kitchen units including oven, hob and extractor fan. Slimline dishwasher, integrated fridge and Indesit washing machine. Tiled floor and splash back. Serving hatch to:

### LIVING/DINING ROOM

6.06m (19.88ft) x 3.67m (12.04ft)

With cornicing, semi solid wooden floors and mock fireplace feature. Window to the rear overlooks parkland of Herbert Park. Door to balcony:

### BALCONY

1.76m (5.77ft) x 4.49m (14.73ft)

Enclosed west facing balcony overlooking parkland of Herbert Park.

### BATHROOM

2.18m (7.15ft) x 1.66m (4.45ft)

With w.c., wash-hand basin and bath with shower mixer attachment. Tiled floor and splash back.

### BEDROOM 1

2.62m (8.60ft) x 5.35m (17.55ft)

With semi solid floors and fitted wardrobes.

### BEDROOM 2

4.28m (14.04ft) x 2.24m (7.35ft)

With semi solid floors and fitted wardrobes.



## BER DETAILS

BER:C3

BER Number: 112751490

Energy Performance Rating: 217.17 kwh/m2/yr

## MANAGEMENT COMPANY

Petra Management Company

Unit 3, The Cubes, 2 Beacon South Quarter,

Sandyford, Co. Dublin 18

Telephone:(01) 293 5103

Email: [contactus@petra.ie](mailto:contactus@petra.ie)

**ANNUAL SERVICE CHARGE:** €2,392.44

## DIRECTIONS

Travelling along the Rock Road towards Ballsbridge, continue along Merrion Road and pass the RDS on your left, turn left at the junction onto Anglesea Road and the Herbert Park Hotel will be on your right. Take the turn for the Hotel and The Cedars complex is to the left.

## VIEWING

Strictly by appointment through Hunters Estate Agent City on 01 6680008 or email: [city@huntersestateagent.ie](mailto:city@huntersestateagent.ie)



FLOOR PLAN Not to scale. For identification purposes only.



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